

Layout Application - Final Approval Letter



Roc No: 5I6HCWZI/10839/2
023

Date: 8/1/24 5:29 PM

From:

Village Panchayat

Nanjanad

To :

Thiru.P.Manikandan,
Plot No. 14-A, House No.9/54,
Sridevi Garden, Kaveri Nagar,
Moulivakkam,
Chennai – 600 116.

Online Application Number:

5I6HCWZI

Sir/ Madam,

Sub :

Residential Layout – Nilgiris District - Udhagamandalam Taluk/Union – Nanjanad Panchayat and Nanjanad -1 village – SF.No.581/2A2 - Extent of 1.0 Acre – Final approval Issued - Reg

Ref :

- Assistant Director(I/c), District Town and Country Planning, The Nilgiris, Technical clearance order dated:27.07.2024,
- The Applicant Thiru.P.Manikandan, Chennai, Online Application No. 516HCWZI/10839/2023. Dated: 07.04.2023,
- Principal Chief Conservator of Forest, Chennai letter Ref.K.Dis.No.TS2/29380/2022, dated:22.02.2023,
- Executive Engineer, Agricultural Engineering Department, Udhagamandalam letter No./3161/2022, dated:22.08.2022,
- Assistant Director(I/c), Department of Geology and Mining, Udhagamandalam, Geo technical report K.Dis.No.877/Mines/2022, Dated:25.07.2022,
- Revenue Divisional officer, Udhagamandalam NOC Certificate No. ..3/163/2023, dated:19.04.2023,
- Joint Director, Horticulture Department, Udhagamandalam letter No. 7/3312/2023, dated:20.04.2023,
- Govt.letter No.15535/UD4(3)/2019-2, dated:18.02.2020,
- 'AAA' Committee Resolution No.12, dated:25.06.2024,
- Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.

- G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
 - G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
 - G.O.181, Housing and Urban Development Department, dated 09.12.2020.
 - District Town and Country Planning Office, The Nilgiris District, Road Pattern Issued on dated: 23.07.2024,
 - Original Gift deed (Local Body) document No. 751/2024, dated: 24.07.2024 handed over to Local body dated:01.08.2024,
 - The President, Nanjanad Panchayat demand payment request dated 01.08.2024,
 - The Applicant payment remittance dated:01.08.2024.
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Body:

ORDER

With reference to the letter in the 2nd cited, The applicant has requested for the proposed formation of housing layout to an extent of 4047.00 sqm (1.0 Acre) in the land bearing S.F.No. 581/2A2 of Nanjanad-1 Village and Panchayat of Udhagamandalam Taluk of The Nilgiris district.

The Technical Clearance was issued by Assistant Director(I/c), District Town and Country Planning, The Nilgiris for the above Layout proposal in the Ref 1st cited,

In the continuation, the President, Nanjanad Panchayat has approved this Residential layout and this Residential layout is given Final approval with the following conditions.

Special Conditions:

- The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
- A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale,
- Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department,
- The conditions Stipulated in the No Objection Certificate obtained from the Government Departments and Town and Country Planning Department must be fulfilled scrupulously,
- The approval was only issued for the layout. Buyers could not make any developments without approval from the local body.

- Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
- The Sub-Registrar,
Joint- II Sub-Registrar Office,
Udhagamandalam,
The Nilgiris,
- The Assistant Director,
Survey and Land Records,
Udhagamandalam,
The Nilgiris,
- The Tahsildar (TamilNilam),
District Collector Office,
The Nilgiris District.
- The Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Udhagamandalam Electricity Distribution Circle,
The Nilgiris District.



Village

Signature valid

Signed by: Village Panchayat President
Location: The Nilgiris
Date: 2024.08.01 17:29:48

